

Kimball Pond Property Study Committee  
Meeting Minutes  
Nov. 20, 2013

Present: Ed K., Chris L., Lee W., Jessica B., Heather M., John W., Glenn S., Louise C.

Guest: Carl Goodman

Meeting began at 5:10 pm. Meeting minutes were approved as amended.

Each member had a "to do" assignment from our last meeting. The following is a summary of their findings:

Chris talked to Neal regarding a large boundary map or an aerial map that is 4' X 4'. He offered to go to the State to purchase one if needed. Neal stated that he is working on it.

Ice-skating on the pond is at your own risk and due to the incident that happened several years ago so the town no longer will maintain the ice. Volunteers will have to clear the skating area themselves.

The girl scouts use the Kimball property quite frequently for their activities. Chris has a list of specific uses that they currently use the area for. The boy scouts use the area as much as possible but having the cabins brought up to a safe condition would enable them to use the area more. Both groups could see the potential use of a pavilion if one was built.

Chris spoke with Bill Carozza regarding Harold Martin School use of the area and Bill stated that they do not presently use the area. Michael Bessette stated that Maple Street School uses the property for the Susan Pisinski Science Day. If the cabins were brought up to a safe condition they may use the area more often.

Lee did discuss the signposts along the trails with the conservation commission and they stated that it was a Boy Scout project many years ago that have not been maintained and it is in the works to have them removed very soon. The mailbox that is at the beginning of the trails will also be removed as the paper maps are not being used anymore due to the trails now being posted on the town's website. Lee asked the commission if they would be interested in adopting a cabin. They would like to have some clarification as to what that means. They do meet seasonally at the main cabin and will continue to do so if it is reopened.

Heather brought to the meeting copies of many old photos of Kimball Lake & cabins. There were several photos showing the pond being built by E. Archibald Contractor. There were 12 cabins that was originally built around year 1932 -1933 that was known as the Horseshoe Trail Camps. The stone cabin, which is believed to be the cabin that was bought by Windhurst, was built in 1936. It is known that some of the cabins burnt in a fire years ago and others are thought to have been torn down as they deteriorated but there seems to be no record of when this might have happened. Lee thinks that the Horseshoe Trail Camps sign may still exist and will contact the real estate agent to see if the sign may be there.

Glenn contacted the State Historic Preservation Office to ask about funding opportunities and historic preservation compliance rules. The Division of Historic Resources has a review & consultation division that has a problem solving process that balances the public interest in historic preservation with the public benefit from a variety of governmental initiatives.

LCHIP typically gives 5 - \$10,000 grants a year but there is usually a long waiting list. Glenn will look into other funding sources and report back at our next meeting. Heather will contact Dijit Taylor to discuss the LCHIP process.

Glenn reported back regarding the shoreline protection act. There is a formula that dictates how many trees and the size can be cut within a 50' X 50' area. It is discouraged to cut the

undergrowth as it helps to stop erosion along the shoreline. Glenn will go back to the site to work out the formula for a 6' wide swath and report the results back to the committee. He cautioned us that if we put in another boat dock that we may have to contact the wetland board.

Lee reported that the town was contacted by the State's dam bureau and requested that the brush and debris around the dam should be cleaned up and replace boards that are in bad condition.

John wrote the scope of work for the cabins that was voted upon to pass along to the contractors. Ed stated he has distributed the scope of work out to Woody Roberts, George Sharpe, Emerson Cayer and Chris Boudette. He gave them 45 days to respond. The committee asked Ed to try to get the info. quicker so a report to the BOS can be completed by early January. John mentioned he knows a contractor that specializes in log cabins and will ask if he has time to take a look at the cabins.

John reported he did talk to Craig Dunning about Don Currier's trailer that has been parked on Kimball Lake property. He had not heard back from him as of yet. Will keep us updated.

There is still the outstanding question of whether repairs to the cabins trigger the ADA requirement to be handicap accessible. Can the town exempt itself from this requirement? Heather will contact Ben Wilson from DRED to ask about the cabins as historical structures and his ideas for options and uses for the buildings. She will also ask him about composting toilets.

When developing the outline to be presented to the BOS we want to keep in mind the following: recommend that we just maintain the upkeep of the buildings, need to do general upkeep, think about if we want to use "historic" in our wording. We could list the uses of the property, recommend leaving as is, and maintain cabins to a safe condition, appropriate funds to repair the cabins, recommend building a pavilion, building a multipurpose game court

The committee thinks we need to develop a scope of the project that we are undertaking to keep us focused on the task at hand. Chris will contact Neal to get a better clarification on the presentation the BOS is expecting and a date in which we are suppose to present it.

Lee will go to Elm Brook to measure their pavilions to compare to the pavilion we may want to purchase. The main cabin size is 45' X 29' which is one of the potential areas for the new pavilion. John & Ed are going to look at websites to get an idea of how much a steel structure would cost.

The committee generated some potential ideas for the property:

Have a small dock built for boat launching

Conservation Commission is considering a kiosk on the property similar to the Bohanan Farm kiosk

Having a historical plaque placed inside the new pavilion or a cabin

Separate the bathrooms from cabin #2 and put in a composting toilet

Install a water fountain

Have town water connected to the cabins

9-hole Frisbee court

Outdoor multipurpose court

Bring back the renting out of the cabins

Develop campsites

Recap of duties to complete for the next meeting:

Everyone – develop a 2 minute presentation of your vision for the Kimball Lake Property

Chris - talk to Neal to see who carries the liability for Kimball Lake. Is it the town or the state?

Talk to Neal to get a clearer idea of presentation expectations

Talk to Neal about the date the presentation is expected  
Follow up about aerial map

Lee - contact the tavern to see if the Horseshoe Trail Camp sign is there  
Measure pavilions at Elm Brook Park & George's Field  
Contact owner of property across from Horseshoe Tavern to inquire about the locked door to the underground bunker  
Help Heather develop a power point presentation

Heather – contact Dijit Taylor regarding LCHIP funding  
Talk to Ben Wilson  
Compile history of Kimball Lake property - ongoing

Glenn – will research other funding sources  
Go to site to determine what if any brush & trees can be cut near the lake by cabin #4

John - follow up with Craig Dunning regarding the construction trailer  
Research websites for steel pavilion structures  
Talk to friend who specializes in log cabins to see if he has time to look at the cabins  
Ask water precinct about town water running to the cabins

Ed - follow up with contractors  
Research websites for steel pavilion structures

Jessica –Resend correct email addresses  
Make copies of the environmental info that Glenn had presented

Carl – research composting toilets

Next scheduled meetings: Dec. 4<sup>th</sup> & Dec. 18<sup>th</sup>

Meeting adjourned 6:55 pm